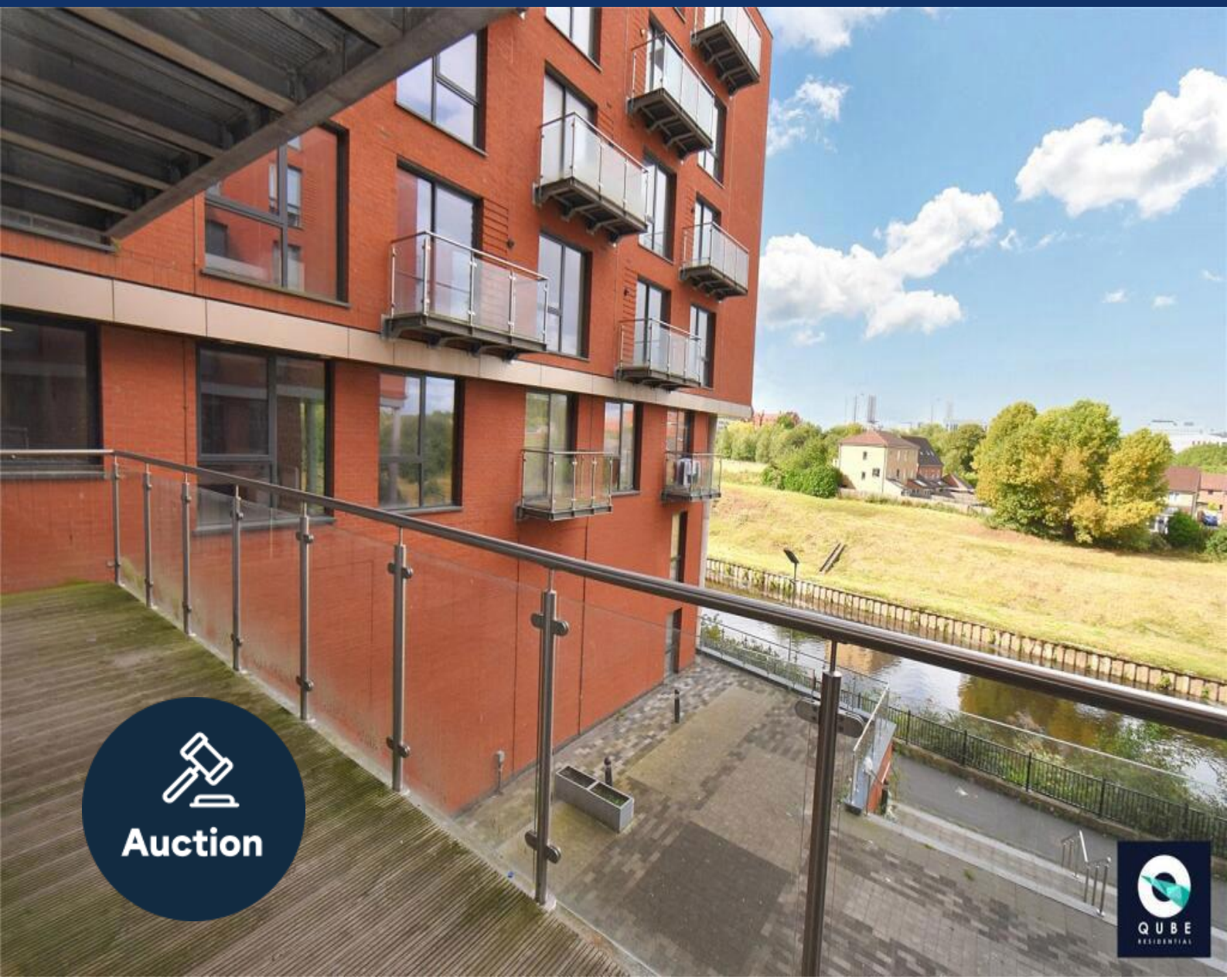


2 bed apartment to buy in M3

Adelphi Wharf, Adelphi Street, Salford, Salford, Greater Manchester, M3 6EN

£135,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

Allocated parking

Property features

- Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- EWS-1 Grade 1B
- Two Bedrooms Apartment
- Tenanted Investment
- EPC Rating B

Key Information

- Council Tax: Band C
- EPC Rating: B
- Heating supply: Electric

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

We are delighted to bring to the market this very well proportioned two bedroom apartment located at the ever popular and highly sought after Adelphi Wharf development. The apartment offers spacious living accommodation with 1,088sq ft. The apartment is situated on the 5th floor and comprises large entrance hall, open plan lounge/dining area opening onto a large outside balcony, separate fully fitted & integrated kitchen, two double bedrooms, family bathroom, and secure underground parking.

The development will offer owners and tenants a peaceful waterfront retreat from hectic urban life, but at the same time be close enough to the cities of Salford and Manchester that the exciting lifestyle on offer there is within easy reach. The local area has a great range of amenities and a full range of public transport options are close by.

The apartment is ideal for investors and home owners alike. Currently tenanted and producing an excellent yield. Early viewings are recommended to fully appreciate the full potential of this wonderful property.

Ground Rent: £300 PA

Service Charge: £4,563.12 PA

250 Year lease from 2016

EWS-1 Grade 1B

Currently Tenanted Long Term Until 03/01/2026 @ £1,100 PCM

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 241

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £4,560.00

Price: Starting Bid £135,000

Property Type: Apartment

Parking: Allocated

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Restrictions: No

Heating: Electric

Water meter: Yes

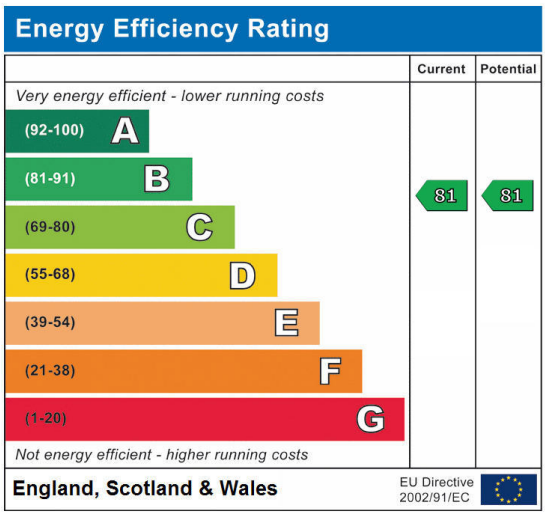
Air conditioning: Yes

Approx Gross Internal Area
97 sq m / 1047 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Adelphi Wharf, Adelphi Street, Salford, Salford, Greater Manchester, M3 6EN

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk

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